



VICINITY MAP
SCALE: 1"=1000'

Developer:
Lushommi, L.L.C.
1100 Camella Blvd., Lafayette, LA 70508

Development Acreage:
0.78 Ac

Preliminary Plat of THE TOWN OF LOST RABBIT, PHASE II, AMENDED

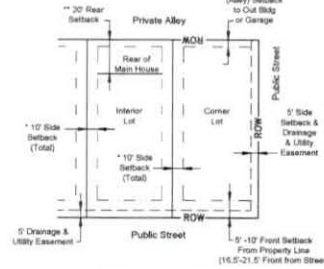
Situated in the SE ¼ of the SE ¼ of Section 11 and the SW ¼ of the SW ¼ of Section 12, T7N, R2E, Madison County, Mississippi

BENCHMARK
ENGINEERING & SURVEYING, LLC

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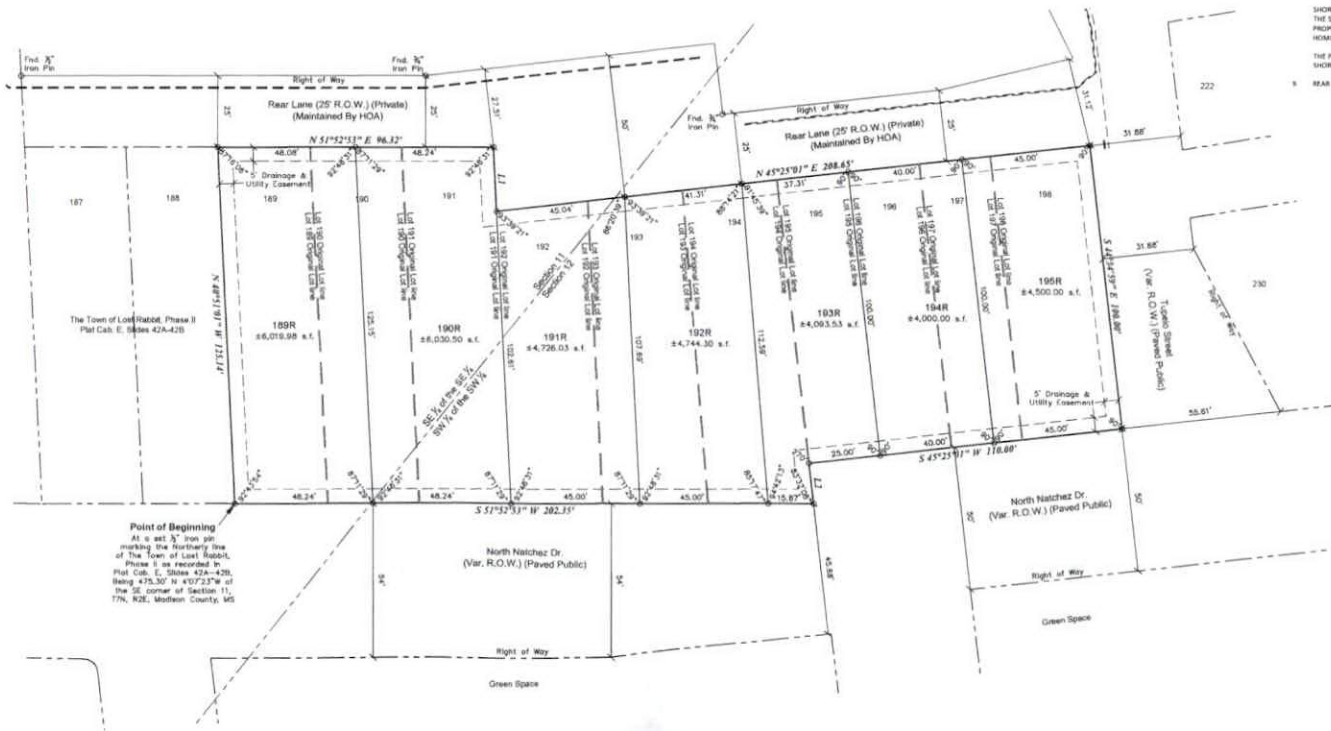


Line	Bearing	Distance
1-1	S 29°05'30" E	23.54'
1-2	S 44°34'50" E	14.97'



TYPICAL LOT DETAIL
FOR LOTS 189R - 195R

NOTES:
- SOME SIDEYARD LOTS MAY BE PLATTED AS ZERO LOT LINE LOTS, WHILE OTHERS MAY BE PLATTED WITH SIDE YARD USE EASEMENTS. LOTS PLATTED AS ZERO LOT LINE LOTS MUST HAVE A MIN. OF 10' TOTAL SIDE YARD SETBACK.
- REAR SETBACK REFERS TO THE YARD SETBACK FROM THE PROPERTY LINE TO THE REAR OF THE MAIN HOUSE. THIS DOES NOT APPLY TO OUTBUILDINGS SUCH AS GARAGES.
- ALLEY SETBACK REFERS TO THE SETBACK FROM THE PROPERTY LINE TO THE GARAGE OR OTHER OUTBUILDING.
(SEE SUPPLEMENTAL DECLARATION TO THE TOWN OF LOST RABBIT AS RECORDED IN DEED BOOK 2165, PAGES 841-889 IN THE OFFICE OF THE CHANCERY CLERK OF MADISON COUNTY.)



- GENERAL NOTES:
- ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "0" (NOT SHADDED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28080C0045, COMMUNITY PANEL NO. 2803A 0001. EFFECTIVE DATE: MARCH 17, 2016.
 - THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYORS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
 - BEARINGS SHOWN HEREON ARE DERIVED FROM PERFORMING GPS OBSERVATIONS AND BASED UPON THE NORTH AMERICAN DATUM 1983 (NAD83), MISSISSIPPI STATE PLANE, UTM COORDINATE SYSTEM, WEST ZONE, CONVERGENCE ANGLE 00°58'32.388", SCALE FACTOR 0.99999288, COMBINED FACTOR 0.999992883.
 - ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
 - 3" x 1/8" IRON PINS SET AT ALL CORNERS.
 - FIELD SURVEY COMPLETED JUNE 6, 2016.
 - THE SETBACKS ARE AS SET FORTH IN THE TOWN OF LOST RABBIT DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD OF LOST RABBIT AS MAY BE AMENDED FROM TIME TO TIME.
 - EASEMENTS:
THE SURFACE OF ALL EASEMENTS NOTED ON THIS PLAT ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH SUCH DRAINAGE AND DRAINAGE IMPROVEMENTS ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH DRAINAGE AND DRAINAGE IMPROVEMENTS ARE LOCATED AND/OR THE HOMEOWNERS ASSOCIATION IN SUCH A MANNER THAT SURFACE WATER DRAINAGE IS UNOBSTRUCTED.
THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR MAINTENANCE OF DRAINAGE AND DRAINAGE IMPROVEMENTS.
SHORELINE & SEAWALL PROTECTION:
THE SHORELINE PROTECTION INCLUDING SEAWALLS ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH SUCH SEAWALL OR SHORELINE PROTECTION ARE LOCATED AND/OR THE HOMEOWNERS ASSOCIATION OF THE PROPERTY.
THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR MAINTENANCE OF THE SHORELINE PROTECTION INCLUDING SEAWALLS.
REAR LANES TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.